



City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711  
(608-270-4200)

Rec. 10363 9/23/15  
**REZONING APPLICATION** RB

The undersigned owner, or owner's authorized agent, of property herein described hereby petitions to amend the zoning district map of the Fitchburg zoning ordinance by reclassifying from the A-T district to the R-LM, R-H, A-T district the following described property:

1. **Location of Property/Street Address:** West of McGaw Park, South of Waterford Glen and East of Fitch. Tech Camp

**Legal Description - (Metes & Bounds, or Lot No. And Plat):**

See attached

\*\*\*Also submit in electronic format (MS WORD or plain text) by email to: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)

2. **Proposed Use of Property - Explanation of Request:**

Property will be used as a single and multi-family use subdivision with areas set aside for park and stormwater management.

3. **Proposed Development Schedule:** 2016-2019

\*\*\*Pursuant to Section 22-3(b) of the Fitchburg Zoning Ordinance, all Rezoning shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

\*\*\*Attach three (3) copies of a site plan which shows any proposed land divisions, plus vehicular access points and the location and size of all existing and proposed structures and parking areas. Two (2) of the three (3) copies shall be no larger than 11" x 17". Submit one (1) electronic pdf document of the entire submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Additional information may be requested.

**Type of Residential Development (If Applicable):** Single and Multi-Family

**Total Dwelling Units Proposed:** 115 **No. Of Parking Stalls:** \_\_\_\_\_

**Type of Non-residential Development (If Applicable):** \_\_\_\_\_

**Proposed Hours of Operation:** NA **No. Of Employees:** NA

**Floor Area:** NA **No. Of Parking Stalls:** NA

**Sewer:** Municipal ☒ Private ☐ **Water:** Municipal ☒ Private ☐


**Current Owner of Property:** Fahey Land, LLC

**Address:** 702 N. High Point Road, Suite 200, Madison, WI 53717 **Phone No:** 608 235-9220

**Contact Person:** Tony Heinrichs

**Email:** tonyheinrichs@aol.com

**Address:** 702 N. High Point Road, Suite 200, Madison, WI 53717 **Phone No:** 608 235-9220

**Respectfully Submitted By:**  RONALD R. KLAAS  
Owner's or Authorized Agent's Signature Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

**For City Use Only:** **Date Received:** 9/22/2015 **Publish:** \_\_\_\_\_ and \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \$580.00

**Permit Request No.** RZ-2080-15

## R-HFAHEY FIELDS - ZONING DESCRIPTIONS

### LANDS TO BE ZONED A-S (SMALL LOT AGRICULTURE)

Part of Lot 2, Certified Survey Map No. 9896, recorded in Volume 57 of Certified Survey Maps on pages 237-238 as Document Number 3271318 and lands located in the NE1/4 and the NW1/4 of the SE1/4 and the SW1/4 of the NE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit: Beginning at the East 1/4 corner of said Section 15; thence S01°03'52"W, 296.08 feet; thence S87°29'16"W, 2653.06 feet; thence N00°27'55"E, 295.90 feet; thence N87°32'50"E, 624.57 feet; thence N87°28'11"E, 608.18 feet; thence N38°03'41"E, 29.06 feet to a point of curve; thence Easterly along a curve to the left which has a radius of 85.00 feet and a chord which bears N87°02'28"E, 38.09 feet; thence S51°56'19"E, 34.35 feet; thence N87°28'11"E, 1340.33 feet to the point of beginning. Containing 18.018 acres.

### LANDS TO BE ZONED P-R (PARKS AND RECREATION)

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## LANDS TO BE ZONED R-H(HIGH DENSITY)

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## LANDS TO BE ZONED R-LM (RESIDENTIAL LOW TO MEDIUM)

Part of Lot 2, Certified Survey Map No. 9896, recorded in Volume 57 of Certified Survey Maps on pages 237-238 as Document Number 3271318 and lands located in the SW1/4 and the SE1/4 of the NE1/4 of Section 15, T6N, R9E, City of Fitchburg, Dane County, Wisconsin to-wit: Commencing at the East 1/4 corner of said Section 15; thence S87°28'11"W, 311.64 feet to the point of beginning; thence continuing S87°28'11"W, 845.42 feet; thence N18°26'55"E, 183.08 feet to a point of curve; thence Northwesterly along a curve to the right which has a radius of 150.00 feet and a chord which bears N61°44'42"W, 51.10 feet; thence N51°56'19"W, 130.45 feet; thence S38°03'41"W, 63.00 feet; thence N51°56'19"W, 305.00 feet; thence N38°03'41"E, 5.79 feet to a point of curve; thence Northeasterly along a curve to the left which has a radius of 200.00 feet and a chord which bears N19°07'46"E, 129.78 feet; thence N00°11'51"E, 116.53 feet; thence N87°28'11"E, 975.21 feet; thence N02°31'49"W, 20.00 feet; thence S87°28'11"W, 974.26 feet; thence N00°11'51"E, 90.23 feet; thence N89°48'09"W, 326.00 feet; thence N00°11'51"E, 4.72 feet; thence N89°48'09"W, 163.00 feet; thence N00°11'51"E, 195.00 feet; thence N09°44'32"E, 98.34 feet; thence N33°57'48"E, 93.40 feet; thence N41°28'49"E, 133.36 feet; thence N86°57'59"E, 44.58 feet; thence S48°31'11"E, 121.21 feet; thence N41°28'49"E, 5.10 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 150.00 feet and a chord which bears N58°41'59"E, 88.81 feet; thence N75°55'09"E, 122.86 feet to a point of curve; thence Southeasterly along a curve to the left which has a radius of 250.00 feet and a chord which bears S31°18'01"E, 148.02 feet; thence S48°31'11"E, 114.85 feet; thence N41°28'49"E, 40.37 feet to a point of curve; thence Northeasterly along a curve to the right which has a radius of 150.00 feet and a chord which bears N64°13'24"E, 115.98 feet; thence N86°57'59"E, 55.32 feet; thence N03°02'01"W, 143.00 feet; thence N86°57'59"E, 509.01 feet; thence S17°03'07"E, 36.48 feet; thence N72°56'53"E, 163.00 feet; thence S17°03'07"E, 320.00 feet; thence S72°56'53"W, 163.47 feet to a point of curve; thence Southerly along a curve to the right which has a radius of 300.00 feet and a chord which bears S08°11'33"E, 59.20 feet; thence S02°31'49"E, 550.28 feet; thence N87°28'11"E, 163.00 feet; thence S02°31'49"E, 320.00 feet to the point of beginning. Containing 31.429 acres.

